

173.0

0005

0008.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

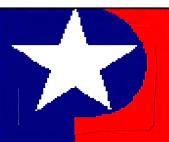
Total Card / Total Parcel

1,177,300 / 1,177,300

APPRAISED: 1,177,300 / 1,177,300

USE VALUE: 1,177,300 / 1,177,300

ASSESSED: 1,177,300 / 1,177,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		LORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: STEWART MARTHA B/ TRUSTEE	
Owner 2: MARTHA B STEWART 2009 FAMILY	
Owner 3: TRUST	

Street 1: PO BOX 380556

Street 2:

Twn/City: CAMBRIDGE

St/Prov: MA Cntry Own Occ: N

Postal: 02238 Type:

PREVIOUS OWNER

Owner 1: STEWART MARTHA B -

Owner 2: -

Street 1: PO BOX 380556

Twn/City: CAMBRIDGE

St/Prov: MA Cntry

Postal: 02238

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1880, having primarily Vinyl Exterior and 3062 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7608		Sq. Ft.	Site		0	70.	0.85	6									453,768						453,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7608.000	718,700	4,800	453,800	1,177,300		115459
							GIS Ref
							GIS Ref
							Insp Date
							11/29/18

PREVIOUS ASSESSMENT									Parcel ID	173.0-0005-0008.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2022	104	FV	718,700	4800	7,608.	453,800	1,177,300		Year end		12/23/2021
2021	104	FV	687,200	4800	7,608.	453,800	1,145,800		Year End Roll		12/10/2020
2020	104	FV	687,200	4800	7,608.	453,800	1,145,800	1,145,800	Year End Roll		12/18/2019
2019	104	FV	509,100	4900	7,608.	447,300	961,300	961,300	Year End Roll		1/3/2019
2018	104	FV	509,100	4900	7,608.	343,600	857,600	857,600	Year End Roll		12/20/2017
2017	104	FV	478,500	4900	7,608.	324,100	807,500	807,500	Year End Roll		1/3/2017
2016	104	FV	478,500	4900	7,608.	298,200	781,600	781,600	Year End		1/4/2016
2015	104	FV	421,200	4900	7,608.	278,700	704,800	704,800	Year End Roll		12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
STEWART MARTHA	72809-428	1	6/24/2019	Convenience		1	No	No		
STEWART MARTHA	61865-434		5/24/2013	Convenience		1	No	No		
STEWART MARTHA	56079-168		12/16/2010	Convenience		1	No	No		
STEWART MARTHA	55614-294		10/18/2010	Convenience		1	No	No		
STEWART MARTHA	54532-89		4/13/2010	Convenience		1	No	No		
FIOVARANTI ANNA	22545-55		10/27/1992		247,500	No	No	Y		

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/10/2013	673	Solar Pa	14,920	C					11/29/2018	MEAS&NOTICE	HS	Hanne S					
6/20/2011	607	Manual	20,900					REBUILD WALL	6/18/2013	Info Fm Prmt	EMK	Ellen K					
3/23/2011	182	Redo Kit	28,496						11/26/2008	Meas/Inspect	355	PATRIOT					
12/30/2010	2446	Redo Kit	86,000					REBUILD STAIRS/DEC	3/4/2000	Inspected	197	PATRIOT					
2/17/1993	37	Manual	1,000					ROOFING	12/23/1999	Mailer Sent							
									12/16/1999	Measured	263	PATRIOT					
									12/1/1981		GP						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																										
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2 Total: 2	Foundation: 3 - BrickorStone	Full Bath: 2 Rating: Very Good	A Bath: Rating:	3/4 Bath: 1 Rating: Average	A 3QBth Rating:																																																																																																																																															
Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %		1/2 Bath: 1 Rating: Very Good	A HBth: Rating:	OthrFix: Rating:																																																																																																																																																
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE		Kits: 1 Rating: Very Good	A Kits: 1 Rating: Very Good	Fpl: Rating:	WSFlue: Rating:																																																																																																																																															
View / Desir:				OTHER FEATURES																																																																																																																																																		
GENERAL INFORMATION				CONDOS INFORMATION																																																																																																																																																		
Grade: C - Average	Year Blt: 1880	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	Name:																																																																																																																																														
Jurisdct: G12	Fact: .	Const Mod:	Lump Sum Adj:																																																																																																																																																			
INTERIOR INFORMATION				DEPRECIATION																																																																																																																																																		
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall: 1 - Drywall 25%	Partition: T - Typical	Phys Cond: VG - Very Good 4.6%	Functional: %	Economic: %	Special: %	Override: %	Total: 4.6%																																																																																																																																													
Bsmnt Flr: 5 - Lino/Vinyl	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	CALC SUMMARY																																																																																																																																																		
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	Basic \$ / SQ: 180.00	Size Adj.: 1.04208362	Const Adj.: 0.98980004	Adj \$ / SQ: 185.662	Other Features: 151532	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	Adj Total: 753336	Depreciation: 34653	Depreciated Total: 718683	COMPARABLE SALES																																																																																																																																						
# Heat Sys: 2	% Heated: 100	% AC: %	Solar HW: Yes	Central Vac: NO	Rate	Parcel ID	Typ	Date	Sale Price				WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																																																							
% Com Wal	% Sprinkled																																																																																																																																																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																																																																																																																														
SPEC FEATURES/YARD ITEMS																																																																																																																																																						
PARCEL ID 173.0-0005-0008.A																																																																																																																																																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																																																					
3	Garage	D	Y	1	17X19	A	AV	1915	22.74	T	40	104			4,400		4,400																																																																																																																																					
19	Patio	D	Y	1	14X16	F	FR	1975	3.53	T	44	104			400		400																																																																																																																																					
More: N				Total Yard Items: 4,800				Total Special Features:				Total: 4,800																																																																																																																																										
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Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																																																												
FFL	First Floor	1,507	185.660	279,792	LLV	100	FLA																																																																																																																																															
SFL	Second Floor	1,171	185.660	217,410																																																																																																																																																		
BMT	Basement	739	55.700	41,161																																																																																																																																																		
LLV	Lower Level	384	146.210	56,144																																																																																																																																																		
WDK	Deck	336	8.880	2,985																																																																																																																																																		
EFP	Enclos Porch	60	71.860	4,312																																																																																																																																																		
Net Sketched Area: 4,197				Total: 601,804																																																																																																																																																		
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